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OKTOBER

No. 5043

**Local Authority Notices**

**Plaaslike Bestuurskennisgewings**

**LOCAL AUTHORITY NOTICE 4215**

**PLAASLIKE BESTUURSKENNISGEWING 4215**

**TOWN COUNCIL OF AKASIA**

**STADSRAAD VAN AKASIA**

**DECLARATION AS APPROVED TOWNSHIP**

**VERKLARING TOT GOEDGEKEURDE DORP**

In terms of section 103 of the Town-planning and Townships Ordinance, 1986 (Ordinance No. 15 of 1986), the Town Council of Akasia hereby declares **Ninapark Extension 22** to be an approved Township, subject to the conditions set out in the Schedule hereto.

Ingevolge artikel 103 van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986 (Ordonnansie No. 15 van 1986), verklaar die Stadsraad van Akasia hierby die dorp **Ninapark-uitbreiding 22** tot 'n goedgekeurde dorp, onderworpe aan die voorwaardes uiteengesit in die bygaande Bylae.

**SCHEDULE**

**BYLAE**

**1. CONDITIONS OF ESTABLISHMENT**

**1. STIGTINGSVOORWAARDES**

**(1) NAME**

The name of the Township is Ninapark Extension 22.

**(1) NAAM**

Die naam van die dorp is Ninapark-uitbreiding 22.

**(2) DESIGN**

The Township consists of erven and streets as indicated on Plan SG A5410/1994.

**(2) ONTWERP**

Die dorp bestaan uit erwe en strate soos aangedui op Plan SG A5410/1994.

**(3) STORMWATER DRAINAGE AND STREET CONSTRUCTION**

- (a) The township owner shall on request by the local authority submit to such authority for its approval a detailed scheme complete with plans, sections and specifications, prepared by a civil engineer approved by the local authority, for the collection and disposal of stormwater throughout the township by means of properly constructed works and for the construction, tarmacadamising, kerbing and channelling of the streets therein together with the provision of such retaining walls as may be considered necessary by the local authority.

Furthermore, the scheme shall indicate the route and gradient by which each erf gains access to the street on which it abuts.

- (b) The township owner shall, when required by the local authority to do so, carry out the approved scheme at its own expense on behalf and to the satisfaction of the local authority under the supervision of a civil engineer approved by the local authority.
- (c) The township owner shall be responsible for the maintenance of the streets to the satisfaction of the local authority until the streets have been constructed as set out in subclause (b).
- (d) If the township owner fails to comply with the provisions of paragraphs (a), (b) and (c) hereof the local authority shall be entitled to do the work at the cost of the township owner.

**(4) DISPOSAL OF EXISTING CONDITIONS OF TITLE**

All erven shall be made subject to existing conditions and servitudes, if any, including the reservations of the rights to minerals but excluding:

- (a) The following servitude which do not effected the township:

"Subject to a servitude in favour of the owner of the said Remaining Extent of the said Portion 2 called Grafenheim of Portion A of Portion of the said farm, measuring as such 19,7710 hectares, held as aforesaid, to lay and maintain a pipe line for the conduct of water over the property hereby transferred, along the boundary between the points indicated by the letters BC on diagram S G No. A.3768/44."

- (b) The following rights which will not be allocated to the erven in the Township:

B. (c) Entitled to a servitude of right of way 6,30 metre wide over the said Remaining Extent of the said Portion 2 called Grafenheim of Portion A of Portion of the said farm, measuring as such

**(3) STORMWATERDREINERING EN STRAATBOU**

- (a) Die dorpselenaar moet op versoek van die plaaslike bestuur aan sodanige plaaslike bestuur 'n gedetailleerde skema, volledig met planne, deursnee en spesifikasies, opgestel deur 'n siviele ingenieur wat deur die plaaslike bestuur goedgekeur is, vir die opgaar en afvoer van stormwater deur die hele dorp deur middel van behoorlike aangelegde werke en vir die aanlê, teermacadamisering, beranding en kanalisering van die strate daarin, tesame met die verskaffing van sodanige keermure as wat die plaaslike bestuur nodig ag, vir goedkeuring voorlê.

Verder moet die skema die roete en helling aandui deur middel waarvan elke erf toegang tot die aangrensende straat verkry.

- (b) Die dorpselenaar moet, wanneer die plaaslike bestuur dit vereis, die goedgekeurde skema op eie koste namens en tot bevrediging van die plaaslike bestuur, onder toesig van 'n siviele ingenieur deur die plaaslike bestuur goedgekeur, uitvoer.
- (c) Die dorpselenaar is verantwoordelik vir die instandhouding van die strate tot bevrediging van die plaaslike bestuur totdat die strate ooreenkomstig subklousule (b) gebou is.
- (d) Indien die dorpselenaar versuim om aan die bepalings van paragrawe (a), (b) en (c) hiervan te voldoen, is die plaaslike bestuur geregtig om die werk op koste van die dorpselenaar te doen.

**(4) BESKIKKING OOR BESTAANDE TITELVOORWAARDES**

Alle erwe moet onderworpe gemaak word aan bestaande voorwaardes en servitute, as daar is, met inbegrip van die voorbehoud van regte op minerale, maar uitgesonderd:

- (a) Die volgende servitute wat nie die dorpsgebied raak nie:

"Subject to a servitude in favour of the owner of the said Remaining Extent of the said Portion 2 called Grafenheim of Portion A of Portion of the said farm, measuring as such 19,7710 hectares, held as aforesaid, to lay and maintain a pipe line for the conduct of water over the property hereby transferred, along the boundary between the points indicated by the letters BC on diagram S G No. A.3768/44."

- (b) Die volgende regte wat nie aan die erwe in die dorp oorgedra word nie:

B. (c) Entitled to a servitude of right of way 6,30 metre wide over the said Remaining Extent of the said Portion 2 called Grafenheim of Portion A of Portion of the said farm, measuring as such

19,7710 hectares, held as aforesaid, along the line from the point indicated by the letter A on diagram S.G. No. 3786/44 to the point indicated by the letter A on diagram A. No. 2769/30, annexed to Deed of Transfer No. 1778/1993."

- (c) The following servitude which only effected the street in the Township:

B. (a) "Subject to a servitude in favour of the owner of the Remaining Extent of the said Portion 2 called Grafenheim of Portion A of Portion (now known as Portion 35) of the said farm, measuring as such 19,7710 hectares, held under Deed of Transfer No. 1778/1933, dated 18th March, 1933 to erect and maintain an electric power line along, over and under the property hereby transferred, along either of the boundaries thereof between the points indicated by the letters BC or AD on the aforesaid diagram."

B. (b) "Subject to a servitude of right of way 20 Cape feet wide, along the line between the points indicated by the letters AD on diagram S.G. No. A.3786/44 in favour of the owner of the said Remaining Extent of the said portion 2, called "Grafenheim" of Portion A of portion of the said farm held as aforesaid, measuring as such 23,0827 morgen."

**(5) DEMOLISHING OF BUILDINGS AND STRUCTURE**

The township owner must at his own cost demolished all existing buildings and structures which lay within building line reserves, side spaces and or over common boundaries to the satisfaction of the local authority when the local authority deemed it.

**(6) REALLOCATION OF ELECTRICAL SERVICES**

The township owner must bear all cost for any electrical service which may have to change, shift removed or replaced due to the establishment of the township.

**2. CONDITIONS OF TITLE**

All erven is subject to the following conditions:

- (1) The erf is subject to a servitude, 2 m wide, in favour of the local authority, for sewerage and other municipal purposes, along any two boundaries other than a street boundary and in the case of a panhandle erf, an additional servitude for municipal purposes 2 m wide across the access portion of the erf, if and when required by the local authority: Provided that the local authority may dispense with any such servitude.
- (2) No building or other structure shall be erected within the aforesaid servitude area and no large-rooted trees shall be planted within the area of such servitude or within 2 m thereof.

19,7710 hectares, held as aforesaid, along the line from the point indicated by the letter A on diagram S.G. No. 3786/44 to the point indicated by the letter A on diagram A. No. 2769/30, annexed to Deed of Transfer No. 1778/1993."

- (c) Die volgende servituut wat slegs die straat in die dorp raak:

B. (a) "Subject to a servitude in favour of the owner of the Remaining Extent of the said Portion 2 called Grafenheim of Portion A of Portion (now known as Portion 35) of the said farm, measuring as such 19,7710 hectares, held under Deed of Transfer No. 1778/1933, dated 18th March, 1933 to erect and maintain an electric power line along, over and under the property hereby transferred, along either of the boundaries thereof between the points indicated by the letters BC or AD on the aforesaid diagram."

B. (b) "Subject to a servitude of right of way 20 Cape feet wide, along the line between the points indicated by the letters AD on diagram S.G. No. A.3786/44 in favour of the owner of the said Remaining Extent of the said portion 2, called "Grafenheim" of Portion A of portion of the said farm held as aforesaid, measuring as such 23,0827 morgen."

**(5) SLOPING VAN GEBOUE EN STRUKTURE**

Die dorpselenaar moet op eie koste alle bestaande geboue en strukture wat binne boulynreserwes, kantruimtes of oor gemeenskaplike grense geleë is, laat sloop tot bevrediging van die plaaslike bestuur wanneer die plaaslike bestuur dit vereis.

**(6) VERSKUIWING VAN ELEKTRIESE DIENSTE**

Die dorpselenaar moet die volle koste dra van enige elektriese dienste wat vir, of as gevolg van dorpsstigting, verskuif, verander, verwyder of vervang moet word.

**2. TITELVOORWAARDES**

Die erwe is onderworpe aan die volgende voorwaardes:

- (1) Die erf is onderworpe aan 'n servituut 2 m breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes, 2 m breed, oor die toegangsgedeelte van die erf indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige servituut mag afsien.
- (2) Geen geboue of ander struktuur mag binne die voornoemde servituutgebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 m daarvan geplant word nie.

- (3) The local authority shall be entitled to deposit temporarily on the land adjoining the aforesaid servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewerage mains and other works as it, in its discretion may deem necessary and shall further be entitled to reasonable access to the said land for the aforesaid purpose subject to any damage done during the process of the construction, maintenance or removal of such sewerage mains and other works being made good by the local authority.

**J. S. DU PREEZ,**  
Town Clerk.

Municipal Offices, 16 Dale Avenue, Doreg Agricultural Holdings.

(Notice No. 59/1994)

- (3) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpyleidings en ander werke wat hy volgens goeë dunks noodsaaklik ag, tydelik te plaas op die grond wat aan die voornoemde servituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpyleidings en ander werke veroorsaak word.

**J. S. DU PREEZ,**  
Stadsklerk.

Munisipale Kantore, Dalelaan 16, Doreg-landbouhoewes.

(Kennisgewing No. 59/1994)

### LOCAL AUTHORITY NOTICE 4216

#### TOWN COUNCIL OF AKASIA

##### AKASIA AMENDMENT SCHEME 75

The Town Council of Akasia hereby in terms of section 57 (1) of the Town-planning and Townships Ordinance, 1986, declares that he approved on amendment scheme, being an amendment of Akasia Town-planning Scheme, 1988, comprising the same land as included in the Township of Ninapark Extension 22.

Map 3 and the scheme clauses of the amendment scheme are filed with the Executive Director: PWV Provincial Administration: Community Development, Pretoria, and the Town Clerk of Akasia, and are open for inspection at all reasonable hours.

This amendment is known as Akasia Amendment Scheme 75.

**J. S. DU PREEZ,**  
Town Clerk.

Municipal Offices, 16 Dale Avenue, Doreg Agricultural Holdings.

(Notice No. 59/1994)

### PLAASLIKE BESTUURSKENNISGEWING 4216

#### STADSRAAD VAN AKASIA

##### AKASIA-WYSIGINGSKEMA 75

Die Stadsraad van Akasia verklaar hierby ingevolge die bepaling van artikel 57 (1) van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986, dat hy 'n wysigingskema synde 'n wysiging van die Akasia-dorpsbeplanningsskema, 1988, wat uit dieselfde grond as die dorp Ninapark-uitbreiding 22 bestaan, goedgekeur het.

Kaart 3 en die skemaklousules van die wysigingskema word in bewaring gehou deur die Uitvoerende Direkteur: PWV Provinsiale Administrasie: Gemeenskapsontwikkeling, Pretoria, en die Stadsklerk van Akasia, en is beskikbaar vir inspeksie op alle redelike tye.

Hierdie wysiging staan bekend as Akasia-wysigingskema 75.

**J. S. DU PREEZ,**  
Stadsklerk.

Munisipale Kantore, Dalelaan 16, Doreglandbouhoewes.

(Kennisgewing No. 59/1994)

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